

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: May 11, 2017 at 6:30

Board Members

Present: Brett Poyner, Nicole Keros, Beth Hendry

Absent: Gary Scott and Chuck Brisbin

Also present: Jennifer Copeland, Community First Management

Motion: Approval of March 2017 minutes

- motion to accept by Brett and seconded by Beth

Owner's Forum

Question about doubtful accounts was asked. Clarified by management company as debts that cannot be collected due to bankruptcy.

Damage was questioned from the tornado. A walk through was completed by the management company quickly after the storm. All reported damage has been completed. Screens are homeowner responsibility and can be fixed by Ace Hardware or Taylor's Do it Yourself in Kempsville.

Interest in a neighborhood garage sale was questioned. Inquiry about emailing a blast email to the community was asked and/or mailing a letter to ask for interest. An option for using a local church as a community was also asked. Management company will inform board of interest received and this will be discussed at the next meeting. However, it should be noted that the community rules state yard/garage sales are not permitted.

Resident inquired about condition of driveways and patio doors. Architectural forms need to be completed for approval before changes can be made.

Lawn concerns were mentioned; concern for bald spots in the grass and what treatments are being applied. James River Landscaping posts when treatments are being conducted so homeowners are aware as they are required. Aeration and fescue seeding will occur during the fall of 2017. Management company will find out what treatments are being applied for knowledge of the homeowners as well as clarification of signage (how long should homeowners be off of the grass). It should be noted that homeowners are not permitted to treat any landscaping or grass outside of their patio area.

Treasurer Report

Reserve Balance - \$382,849.19

Architectural and Covenants Committee

No report

Landscape Committee

Thursday is our scheduled cutting day with rain date planned for Fridays.

New contract has been submitted to board for renewal.

Pond Committee

A treatment was just applied to the pond. At the New Castle end of the pond it is very shallow. Depth will be watched to determine if dredging is needing.

One motor in the irrigation pump needs to be replaced and is being submitted for board approval.

Website Committee

No report

Pool Committee

The pool is waiting to be inspected by the city before it opens.

Children under the age of 16 must be supervised by an adult per community rules.

Managers Report

James River contract for the removal of the gazebo and lawn design was approved. This project is still underway and landscaping is still pending for a few plantings but should be finished within the next few weeks.

Chesapeake Fence completed the perimeter fence at the end of March. The gate into New Castle neighborhood has also been fixed and is currently operational. The same passcode is usable. This code was sent to homeowners in the last email/ mailing.

The last reserve study was completed in May 2012 and is required to be completed every five years. Board will need to determine if management should begin requesting bids. Motion for approval by Brett seconded by Beth.

Unfinished Business

James River contract for the removal of the gazebo and lawn design was approved through the board. The board also approved the use of the Replacement Reserve funds for the completion of this project. Ratification motioned by Brett seconded by Beth.

James River landscaping contract was renewed by the board via email meeting. Ratification motioned by Brett seconded by Beth.

The board approved replacement of the irrigation pump for the pond via email. The board also approved the use of the Replacement Reserve funds for the cost of this project. Ratification motioned by Brett seconded by Beth.

New Business

No new business was noted.

Meeting adjourned at 7:24 pm.

